

10
ACQUISITION OF LAND
NINTH LINE JOG ELIMINATION, PROJECT 8578
TOWN OF WHITCHURCH-STOUFFVILLE

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated March 9, 2010, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize entering into an agreement of purchase and sale for the lands required for the widening and reconstruction of the Ninth Line in the Town of Whitchurch-Stouffville, on the terms set out in this report.
2. The Commissioner of Corporate Services be authorized to execute the agreement and complete the transaction in accordance with its terms and Regional policies for the acquisition of property.

2. PURPOSE

This report is to obtain Regional Council's approval to enter into an agreement for the acquisition of certain lands required for the Ninth Line Jog Elimination, Town of Whitchurch-Stouffville.

3. BACKGROUND

The Environmental Assessment Report for the Ninth Line widening and reconstruction (including the Ninth Line Jog Elimination at Main Street and the Ninth Line) was filed in November 2008.

Significant traffic congestion at the Ninth Line/Main Street intersection

Currently Ninth Line is an off set when it intersects with Main Street (Stouffville). The expansion of the Town both residentially and commercially has resulted in increased traffic congestion at this intersection. The jog elimination is part of the widening and reconstruction of Ninth Line from south of Major Mackenzie Road to just north of the Main Street project to address the increased traffic demand.

Detail design is approaching 30%. The design has resulted in the road going through eight properties requiring full buyouts. Two are commercial establishments, the Legion (the subject of this report) and Hoover Crane (negotiations are ongoing). The six residential properties have all been purchased.

Construction is scheduled to commence in 2013.

4. ANALYSIS AND OPTIONS

Property 1 *(see attachment 1)*

OWNER:	The Royal Canadian Legion Branch No. 459
PROJECT:	Ninth Line Jog Elimination at Main Street, Town of Whitchurch-Stouffville
SUBJECT PROPERTY:	2236.2 Sq.m. (24071 sq.ft. or 0.553 acre)
AREA TAKEN:	Complete Buyout
COMMENTS:	The subject property is located on the west side of the Ninth Line (YR 69) and north of Main Street. It is improved with a detached 1½ storey building constructed in 1961 with a 1 storey addition in 1998.

5. FINANCIAL IMPLICATIONS

The Ninth Line Jog Elimination project has been included in the Transportation Services Capital Budget.

The acquisition costs include both the market value of this site and relocation assistance as provided for in the *Expropriations Act*. Accordingly, this agreement will represent a full settlement and on closing the Vendor will execute a full release of all claims under the Act.

6. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of Ninth Line including the Jog Elimination at Main Street will provide an efficient road designed to accommodate the increased traffic as a result of development in the Town.

7. CONCLUSION

The subject of this report is the seventh property acquisition out of the eight required for the Ninth Line Jog Elimination. The acquisition of this property will provide sufficient lead time for the Legion to acquire and construct their new facility in the Town. The Legion will remain at this location for two years to allow sufficient time for the construction of a new facility. Construction of the jog elimination will provide an efficient road pattern for this area to accommodate increased development within the Town.

For more information on this report, please contact Paul J. Roberts, Manager Realty Services, Property Services Branch at Ext. 1424.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the April 8, 2010 Committee meeting.)



LOCATION PLAN

Acquisition of Land

9th Line Jog Elimination, Project No. 8578

Town of Whitchurch-Stouffville

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LEGEND

— Denotes Buyout Previously Acquired

▨ Denotes Future Acquisition

0 20 40 80 Metres

York Region

PROPERTY SERVICES

